TWO-YEAR INDEX

Volume 26, Number 1 through Volume 27, Number 4
Spring 1996 through Winter 1998.

The index is divided into two sections: a topical index to articles and an alphabetical index to authors.

TOPICAL INDEX TO ARTICLES

ACCOUNTING

Agreed Upon Procedures:New Standards Applied to Developers' and Lenders' Specifications. By Alan Reinstein and Mohamed E. Bayou. Vol. 27, No: 1 (Spring 1997), p. 81.

Losses From Derivatives Can Be Linked To Bad Accounting. By M(urat) N(eset) Tanju. Vol. 26, No. 3 (Fall 1996), p. 61.

New FASB Rules For Mortgage Servicing Rights. By June F. Li. Vol. 26, No. 2 (Summer 1996), p. 69.

Revised Accounting Standards For Valuing Mortgage Loan Workouts. By William C. Handorf. Vol. 26, No. 1 (Spring 1996), p. 76.

APPRAISAL

Appraisers, Ethics, and Conflict of Interest. By Stephen J. Petuck. Vol. 26, No. 2 (Summer 1996), p. 76.

Issues and Solutions in Real Estate Appraisal, Arbitration, and Mediation Proceedings. By Gerald M. Levy. Vol. 26, No. 3 (Fall 1996), p. 5.

Markets On the Edge. By Charles B. Warren. Vol. 27, No. 4 (Winter 1998), p. 92.

Some Perspectives on Highest and Best Use. By Charles B. Warren. Vol. 26, No. 4 (Winter 1997), p. 65.

The Problem with Commercial Property Appraisals Today. By Lawrence E. Fiedler. Vol. 25, No. 4 (Winter 1996), p. 33.

Value of Environmentally Sensitive Land. By Charles B. Warren. Vol. 27, No. 3 (Fall 1997), p. 82.

Valuing the Property of Non-Real Estate Companies. By Charles B. Warren. Vol. 26, No. 2 (Summer 1996), p. 93.

ARBITRATION AND MEDIATION ISSUES

Dispute Resolution Under the Arbitration Rules for the Real Estate Industry (Including a Mediation Alternative. By Gerald M. Levy. Vol. 26, No. 4 (Winter 1997), p. 46.

Issues and Solutions in Real Estate Appraisal, Arbitration, and Mediation Proceedings. By Gerald M. Levy. Vol. 26, No. 3 (Fall 1996), p. 5.

Mediating Land Use Disputes:Part I. By Edith M. Netter. Vol. 26, No. 4 (Winter 1997), p. 68.

Mediating Land Use Disputes: Part II. By Edith M. Netter. Vol. 27, No.1 (Spring 1997), p. 54.

Mediation of Disputes in the Real Estate and Construction Industries. By Gerald S. Clay and James K. Hoenig. Vol. 27, No. 3 (Fall 1997), p. 46.

Resolution of Commercial Lease Disputes: Part I. By Jerome M. Cohen. Vol. 26, No. 3 (Fall 1996), p. 14.

Resolution of Commercial Lease Disputes: Part II. By Jerome M. Cohen. Vol. 26, No. 4 (Winter 1997), p. 54.

Resolution of Renewal Rentals in Land Leases. By Peter S. Brooks. Vol. 26, No. 3 (Fall 1996), p. 32.

Resolving Real Estate Tax Certiorari Disputes By Arbitration. By Stephen C. Miller. Vol. 26, No. 3 (Fall 1996), p. 39.

Resolving Retail Lease and Related Disputes:Part I. By Eugene A. Pinover, Janice E. Levine and Douglas Ulene. Vol. 26, No. 3 (Fall 1996), p. 24.

Resolving Retail Lease and Related Disputes:Part II. By Eugene A. Pinover, Janice E. Levine and Douglas Ulene. Vol. 26, No. 4 (Winter 1997), p. 73.

ASSET MANAGEMENT

Increasing Corporate Value Through Strategic Real Estate Management. By M.J. Adendorff and Raymond N. Nkado. Vol. 26, No. 3 (Fall 1996), p. 69.

BROKERS AND BROKERAGE

Dealing With Approval Contingencies in Agreements of Sale. By Glenn D. Blumenfeld. Vol. 27, No. 2 (Summer 1997), p. 25.

Seller-Paid Points: A Neglected Marketing Technique. By Bruce M. Bird, James H. Burton and Steven M. Platau. Vol. 26, No. 3 (Fall 1996), p. 73.

CAPITAL MARKETS

Analyzing Collateralized Mortgage Obligations as Investment Opportunities. By Robert J. Angell. Vol. 26, No. 2 (Summer 1996), p. 20.

Curing The Internal Contradictions of Hotel REITs. By King Burch and R. Steven Taylor. Vol. 27, No. 4 (Winter 1998), p. 32.

Defined Contribution Plans:Can The Real Estate Industry Tap This Growing Pool of Capital? By Robert L. Johnson, Jr. and Peter R. Shepard. Vol. 27, No.1 (Spring 1997), p. 6.

Investment Strategies For REIT Investors. By Phillip S. Scherrer and Timothy J. Mathison. Vol. 26, No. 1 (Spring 1996), p. 5.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p. 7.

Recent Developments in Credit Tenant Loans. By Timothy J. Boyce. Vol. 26, No. 4 (Winter 1997), p. 5.

REIT Executive Compensation Accelerates. By Carl Bruno. Vol. 27, No. 2 (Summer 1997), p. 91.

REIT Stocks Do Not Diversify Stock Portfolios: An Update. By Mike Paladino and Herbert Mayo. Vol. 27, No. 4 (Winter 1998), p. 39.

Seven REIT Acquisition Targets. By Steven E. Goodman and Peter H. Madden. Vol. 26, No. 1 (Spring 1996), p. 11.

The Effect of REIT Mergers on REIT Stock Prices. By Louis W. Taylor and Anthony Paolone. Vol. 27, No.1 (Spring 1997), p. 34.

The Impact of Real Estate Investment Manager Mergers. By Webb Sowden and Michael S. Young. Vol. 26, No. 2 (Summer 1996), p. 7.

The Internal Contradictions of Hotel REITs. By King Burch and R. Steven Taylor. Vol. 27, No. 3 (Fall 1997), p. 10.

The Internationalization of Real Estate Investment Trusts. By Phillip S. Scherrer and Timothy J. Mathison. Vol. 26, No. 2 (Summer 1996), p. 28.

The Pricing of Equity REIT Stocks. By Allen Cymrot. Vol. 26, No. 4 (Winter 1997), p. 81.

The UPREIT: Solving the Tax Problem of Owners of Depreciated Property. By Phillip S. Scherrer. Vol. 25, No. 4 (Winter 1996) , p. 24.

COMMERCIAL PROPERTY

Building Owners Beware: Instal'ing Artwork Can Be Risky! By John P. Uehlinger. Vol. 27, No. 4 (Winter 1998), p. 71.

Don't Sell Commercial Real Estate Short! By Alan R. Winger. Vol. 26, No. 3 (Fall 1996), p. 66.

Factory Outlet Centers:Implications For Development and Investment. By Roger Mann. Vol. 26, No. 1 (Spring 1996), p. 22.

Income Sources For Real Estate Owners. By Allen Cymrot. Vol. 27, No. 2 (Summer 1997), p. 82.

Life Cycle of a Net-Leased Property. By Leonard A. Cline. Vol. 27, No. 3 (Fall 1997), p. 34.

The Problem with Commercial Property Appraisals Today. By Lawrence E. Fiedler. Vol. 25, No. 4 (Winter 1996), p. 33.

DEVELOPMENT

Agreed-Upon Procedures:New Standards Applied to Developers' and Lenders' Specifications. By Alan Reinstein and Mohamed E. Bayou. Vol. 27, No.1 (Spring 1997), p. 81.

Dealing With Approval Contingencies in Agreements of Sale. By Glenn D. Blumenfeld. Vol. 27, No. 2 (Summer 1997), p. 25.

Factory Outlet Centers:Implications For Development and Investment. By Roger Mann. Vol. 26, No. 1 (Spring 1996), p. 22.

Mediating Land Use Disputes:Part I. By Edith M. Netter. Vol. 26, No. 4 (Winter 1997), p. 68.

New Approaches to the Analysis of Development Project Cash Flow. By William G. Hardin III. Vol. 27, No.1 (Spring 1997), p. 61.

Structuring a Landowner/Developer Joint Venture Agreement. By Jon B. Freedman. Vol. 26, No. 2 (Summer 1996), p. 55.

The Tenant/Developer. By Mitchell Herman. Vol. 26, No. 2 (Summer 1996), p. 36.

ECONOMIC ISSUES AND FORECASTS

A Creative Solution to Economic Problems. By Emanuel Halper. Vol. 26, No. 3 (Fall 1996), p. 80.

Don't Sell Commercial Real Estate Short! By Alan R. Winger. Vol. 26, No. 3 (Fall 1996), p. 66.

Improved Hotel Market Forecasts. By Marvin L. Wolverton. Vol. 27, No.2 (Summer 1997), p. 39.

Local Real Estate Demand in a Globalizing World. By Alan R. Winger. Vol. 27, No. 3 (Fall 1997), p. 77.

Rent Regulation Slowly Fades Away. Robert F. Schoetz. Vol. 26, No. 1 (Spring 1996), p. 90.

The Impact of US Real Estate of the Change in Employer/Employee Relationships. By Allen Cymrot. Vol. 26, No. 3 (Fall 1996), p. 84.

Unrealistic Expectations May End The Remarkable Recovery. By Paul A. Volcker. Vol. 26, No. 4 (Winter 1998), p. 4.

Where Are All the New Real Estate Millionaires? By Allen Cymrot. Vol. 27, No.1 (Spring 1997), p. 86.

EDITORIAL COMMENT

General Ludd's New Recruits. By Norman Weinberg. Vol. 26, No. 2 (Summer 1996), p. 3.

Planning For The Last Five Years of the Twentieth Century. By Norman Weinberg. Vol. 26, No. 1 (Spring 1996), p. 3.

Saving the Nation May Imperil Escalator Clauses. By Norman Weinberg. Vol. 27, No.1 (Spring 1997), p. 3.

The Changing Wisdom About Real Estate Investment Strategy. By Norman Weinberg. Vol. 26, No. 4 (Winter 1997), p. 3.

The Difficult Problem of Productivity. By Norman Weinberg. Vol. 26, No. 3 (Fall 1996), p. 3.

The Two Faces of the Real Estate Capital Market. By Norman Weinberg. Vol. 27, No. 4 (Winter 1998), p.

When Will The Next Downturn Start? By Norman Weinberg. Vol. 27, No. 3 (Fall 1997), p. 80.

ENVIRONMENTAL ISSUES AND LIABILITY

An Environmental Cleanup Program That Worked Too Well. By Richard J. Rivard. Vol. 26, No. 1 (Spring 1996), p. 86.

Investing in Contaminated Real Estate. By Thomas O. Jackson. Vol. 26, No. 4 (Winter 1997), p. 38.

Recovering The Costs of Environmental Remediation. By Kerry Ruoff. Vol. 26, No. 2 (Summer 1996), p. 72.

The New Lender Liability Rules for Underground Storage Tanks. By Lawrence P. Schnapf. Vol. 26, No. 1 (Spring 1996), p. 80.

EXECUTIVE COMPENSATION

A Proper Balance Between Long-Term and Short-Term Incentives. By Patricia A. Mitchell. Vol. 26, No. 1 (Spring 1996), p. 100.

Comparing and Valuing Long-Term Executive Incentives. By Patricia Mitchell. Vol. 27, No. 3 (Fall 1997), p. 89.

Compensation Trends Among Investment Advisors. By Patricia A. Mitchell and Shelley Hill. Vol. 27, No.1 (Spring 1997), p. 93.

Developing Teams That Attract and Retain Corporate Clients. By Loren P. Lehnen and Carl Bruno. Vol. 26, No. 2 (Summer 1996), p. 88.

REIT Executive Compensation Accelerates. By Carl Bruno. Vol. 27, No. 2 (Summer 1997), p. 91.

Separation Packages, Golden Parachutes, and Other Emotional Issues. By Carl Bruno. Vol. 26, No. 3 (Fall 1996), p. 92.

The Impact of US Real Estate of the Change in Employer/Employee Relationships. By Allen Cymrot. Vol. 26, No. 3 (Fall 1996), p. 84.

Utilizing Reward Programs to Gain a Competitive Advantage. By Carl Bruno and Patricia A. Mitchell. Vol. 25, No. 4 (Winter 1996), p. 91.

Value Creation: A Key to Maximizing Compensation. By Patricia A. Mitchell. Vol. 26, No. 4 (Winter 1997), p. 88.

FINANCING AND MORTGAGES

A Mortgage is Almost Always Preferable to Paying Cash. By Bruce M. Bird, Noyan Arsan, and Eugene Poindexter. Vol. 27, No. 2 (Summer 1997), p. 20.

Analyzing Collateralized Mortgage Obligations as Investment Opportunities. By Robert J. Angell. Vol. 26, No. 2 (Summer 1996), p. 20.

Commercial Real Estate Lending:From Ratios to the Option-Pricing Model. By William C. Handorf and J. Minor Sachlis. Vol. 27, No. 2 (Summer 1997), p. 12.

Financial and Legal Complexities of Credit Based Lending to Real Estate Entities With Multiple Assets. By Andrew H. Levy and David J. Furman. Vol. 26, No. 4 (Winter 1997), p. 20.

Financing By The Pineapple Technique: A Hypothetical Example. By Alvin L. Arnold. Vol. 26, No. 2 (Summer 1996), p. 32.

Home Mortgage Marketing: Selling the Same Product for Different Prices. By Kenneth Rhoda and Joshua Buch. Vol. 27, No. 3 (Fall 1997), p. 64.

New Approaches to the Analysis of Development Project Cash Flow. By William G. Hardin III. Vol. 27, No.1 (Spring 1997), p. 61.

New FASB Rules For Mortgage Servicing Rights. By June F. Li. Vol. 26, No. 2 (Summer 1996), p. 69 .

Nonrecourse Carveouts:How Far is Far Enough? By Joshua Stein. Vol. 27, No.2 (Summer 1997), p. 3.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p. 7.

Revised Accounting Standards For Valuing Mortgage Loan Workouts. By William C. Handorf. Vol. 26, No. 1 (Spring 1996), p. 76.

Seller-Paid Points: A Neglected Marketing Technique. By Bruce M. Bird, James H. Burton and Steven M. Platau. Vol. 26, No. 3 (Fall 1996), p. 73.

Subordinate Mortgage Financing: The Perils of the Senior Lender. By Joshua Stein. Vol. 27, No. 3 (Fall 1997), p. 3.

Tax Rules Punish Victims of Mortgage Foreclosures. By Robert Vincent and Nathan Oestreich.Vol. 27, No.2 (Summer 1997), p. 67.

The Full Cost of a Home Mortgage Loan Revisited. By Joshua Buch. Vol. 26, No. 3 (Fall 1996), p. 76.

The Growing Variety of Alternative Home Mortgage Options. By Roger P. Sindt and Donald A. Nielsen. Vol. 27, No. 3 (Fall 1997), p. 58.

HOSPITALITY INDUSTRY

Checking Into the Inn:Issues in Hotel Acquisitions. By Robert K. Hagan. Vol. 26, No. 1 (Spring 1996), p. 29.

Curing The Internal Contradictions of Hotel REITs. By King Burch and R. Steven Taylor. Vol. 27, No. 4 (Winter 1998), p. 32.

Extended Stay Lodging - A New High Return Product. By Peggy Berg and Mark Skinner. Vol. 27, No.1 (Spring 1997), p. 26.

Hotel Asset Management: A Valued Function with a Problematic Future. By Paul Beals. Vol. 25, No. 4 (Winter 1996), p. 42.

Hotel Loans: Underwriting, Structuring, and Lenders' Due Diligence. By Joshua Stein. Vol. 26, No. 4 (Winter 1997), p. 32.

Improved Hotel Market Forecasts. By Marvin L. Wolverton. Vol. 27, No.2 (Summer 1997), p. 39.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p.

The Internal Contradictions of Hotel REITs. By King Burch and R. Steven Taylor. Vol. 27, No. 3 (Fall 1997), p. 10.

The Lodging Property Index. By John B. Corgel and Jan A. deRoos. Vol. 27, No.2 (Summer 1997), p. 35.

The Outlook for Hospitality Investments. By Patrick J. Corcoran. Vol. 26, No. 2 (Summer 1996), p. 14.

What Makes A Great Hotel Property? By Stephen E. Roulac and Michael G. Medzigian. Vol. 26, No. 3 (Fall 1996), p. 45.

HOUSING (See RESIDENTIAL PROPERTY AND HOUSING)

HUMAN RESOURCES (See EXECUTIVE COMPENSATION)

INVESTMENT ANALYSIS

Analyzing Collateralized Mortgage Obligations as Investment Opportunities. By Robert J. Angell. Vol. 26, No. 2 (Summer 1996), p. 20.

Elements of Retail Marketing Research. By Joseph S. Rabianski.Vol. 27, No. 4 (Winter 1998), p. 52.

New Approaches to the Analysis of Development Project Cash Flow. By William G. Hardin III. Vol. 27, No.1 (Spring 1997), p. 61.

The Lodging Property Index. By John B. Corgel and Jan A. deRoos. Vol. 27, No.2 (Summer 1997), p. 35.

Why Analysts Often Make Wrong Estimates About the Demand for Industrial Space. By Joseph S. Rabianski and Roy T. Black. Vol. 27, No.1 (Spring 1997), p. 68.

INVESTMENT STRATEGIES

Analyzing Collateralized Mortgage Obligations as Investment Opportunities. By Robert J. Angell. Vol. 26, No. 2 (Summer 1996), p. 20.

Asset Allocation Considerations for Timberland Investing. By Jon P. Caulfield. Vol. 27, No. 4 (Winter 1998), p. 46.

Investing in Foreign Real Estate:A Primer. By Colin Balogh and Jahangir Sultan. Vol. 27, No. 14 (Spring 1997), p. 73.

Investment Strategies For REIT Investors. By Phillip S. Scherrer and Timothy J. Mathison. Vol. 26, No. 1 (Spring 1996), p. 5.

Net Leases as Real Estate Investments. By Phillip S. Scherrer and Timothy J. Mathison. Vol. 27, No.2 (Summer 1997), p. 51.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p. 7.

The Outlook for Hospitality Investments. By Patrick J. Corcoran. Vol. 26, No. 2 (Summer 1996), p. 14.

LAND USE REGULATION AND DEVELOPMENT

Dealing With Approval Contingencies in Agreements of Sale. By Glenn D. Blumenfeld. Vol. 27, No. 2 (Summer 1997), p. 25.

Mediating Land Use Disputes: Part I. By Edith M. Netter. Vol. 26, No. 4 (Winter 1997), p. 68.

Mediating Land Use Disputes: Part II. By Edith M. Netter. Vol. 27, No. 14 (Spring 1997), p. 54.

Structuring a Landowner/Developer Joint Venture Agreement. By Jon B. Freedman. Vol. 26, No. 2 (Summer 1996), p. 55.

LEASES, LEASEHOLDS AND LEASE NEGOTIATIONS

Abandonned Leasehold Improvements. By Edward I. Foster. Vol. 27, No.1 (Spring 1997), p. 90.

Catalog Store Use and Exclusive Clauses: Part 1. By Emanuel B. Halper. Vol. 27, No.2 (Summer 1997), p. 45.

Catalog Store Use and Exclusive Clauses: Part 2. By Emanuel B. Halper. Vol. 27, No.3 (Fall 1997), p. 29.

Exit Strategies. By Jeffrey H. Newman. Vol. 26, No. 1 (Spring 1996), p. 35.

Leasing or Licensing Rooftop and Other Space for Telecommunication Uses. By Jeffrey A. Moerdler. Vol. 27, No. 4 (Winter 1998), p. 56.

Multiplex Theater Leases in Shopping or Entertainment Centers. By Glenn D. Blumenfeld. Vol. 26, No. 2 (Summer 1996), p. 48.

Negotiation Strategy: Theories and Approaches. By Jeffrey H. Newman. Vol. 26, No. 2 (Summer 1996), p. 61.

Net Leases as Real Estate Investments. By Phillip S. Scherrer and Timothy J. Mathison. Vol. 27, No.2 (Summer 1997), p. 51.

Resolution of Commercial Lease Disputes: Part II. By Jerome M. Cohen. Vol. 26, No. 4 (Winter 1997), p. 52.

Resolution of Renewal Rentals in Land Leases. By Peter S. Brooks. Vol. 26, No. 3 (Fall 1996), p. 32.

Resolving Retail Lease and Related Disputes:Part I. By Eugene A. Pinover, Janice E. Levine and Douglas Ulene. Vol. 26, No. 3 (Fall 1996), p. 24.

Resolving Retail Lease and Related Disputes:Part II. By Eugene A. Pinover, Janice E. Levine and Douglas Ulene. Vol. 26, No. 4 (Winter 1997), p. 71.

Structuring a "Win-Win" Lease Recast. By Charles S. Isaacs. Vol. 27, No. 3 (Fall 1997), p. 19.

The Shopping Center Percentage Lease:Part 1. By Mitchell Y. Herman. Vol. 27, No.1 (Spring 1997), p. 48.

The Shopping Center Percentage Lease:Part 2. By Mitchell Y. Herman. Vol. 27, No.2 (Summer 1997), p. 58.

The Shopping Center Percentage Lease:Part 3. By Mitchell Y. Herman. Vol. 27, No.3 (Fall 1997), p. 25.

Use and Exclusive Clauses in Banking Institution Leases. By Emanuel B. Halper.Vol. 26, No. 4 (Winter 1997), p. 26 .

Use and Exclusive Clauses in Gasoline Station Leases. By Emanuel B. Halper. Vol. 26, No. 1 (Spring 1996) p. 43.

Use and Exclusive Clauses in Home Improvement Center Leases. By Emanuel B. Halper.Vol. 27, No. 4 (Winter 1998), p.

Use and Exclusive Clauses in Variety Store Leases. By Emanuel B. Halper. Vol. 27, No.1 (Spring 1997), p. 41.

Use and Exclusive Clause Problems of the TBA. By Emanuel B. Halper. Vol. 26, No. 2 (Summer 1996), p. 43.

Using "Average Occupancy" to Compute Landlord's Cost Recovery. By Ted Hew.Vol. 27, No. 2 (Summer 1997), p. 78.

LENDERS

A Mortgage is Almost Always Preferable to Paying Cash. By Bruce M. Bird, Noyan Arsan, and Eugene Poindexter. Vol. 27, No. 2 (Summer 1997), p. 20.

Agreed-Upon Procedures:New Standards Applied to Developers' and Lenders' Specifications. By Alan Reinstein and Mohamed E. Bayou. Vol. 27, No.1 (Spring 1997), p. 81.

Commercial Real Estate Lending:From Ratios to the Option-Pricing Model. By William C. Handorf and J. Minor Sachlis. Vol. 27, No. 2 (Summer 1997), p. 12.

Financial and Legal Complexities of Credit Based Lending to Real Estate Entities With Multiple Assets. By Andrew H. Levy and David J. Furman. Vol. 26, No. 4 (Winter 1997), p. 20.

Home Mortgage Marketing: Selling The Same Product for Different Prices. By Joshua Buch and Kenneth Rhoda. Vol. 27, No. 3 (Fall 1997) p. 64.

Hotel Loans: Underwriting, Structuring, and Lenders' Due Diligence. By Joshua Stein. Vol. 26, No. 4 (Winter 1997), p. 32.

New FASB Rules For Mortgage Servicing Rights. By June F. Li. Vol. 26, No. 2 (Summer 1996), p. 69 .

Nonrecourse Carveouts:How Far is Far Enough? By Joshua Stein. Vol. 27, No.2 (Summer 1997), p. 3.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p. 7.

Recent Developments in Credit Tenant Loans. By Timothy J. Boyce. Vol. 26, No. 4 (Winter 1997), p. 5.

Revised Accounting Standards For Valuing Mortgage Loan Workouts. By William C. Handorf. Vol. 26, No. 1 (Spring 1996), p. 76.

Subordinate Mortgage Financing: The Perils of the Senior Lender. By Joshua Stein. Vol. 27, No. 3 (Fall 1997), p. 3.

The Growing Variety of Home Mortgage Options.By Roger P. Sindt and Donald A.Nielsen. Vol. 27, No. 3 (Fall 1997), p. 58.

The New Lender Liability Rules for Underground Storage Tanks. By Lawrence P. Schnapf. Vol. 26, No. 1 (Spring 1996), p. 80.

Underwriting Residential Properties Today: A Primer. By Richard T. Garrigan and Rosemary C. Kehr. Vol. 27, No.2 (Summer 1997), p. 72.

Use and Exclusive Clauses in Banking Institution Leases. By Emanuel B. Halper.Vol. 26, No. 4 (Winter 1997), p. 26 .

LOW-INCOME HOUSING (See RESIDENTIAL PROPERTY AND HOUSING)

MARKETING AND MARKET RESEARCH

Attributes of Tomorrow's Warehouse Structures. By Marvin F. Christensen, Bill Wisener and Darrell J. Campos. Vol. 27, No. 3 (Fall 1997), p. 51.

Elements of Retail Marketing Research. By Joseph S. Rabianski.Vol. 27, No. 4 (Winter 1998), p. 52.

Seller-Paid Points: A Neglected Marketing Technique. By Bruce M. Bird, James H. Burton and Steven M. Platau. Vol. 26, No. 3 (Fall 1996), p. 73 .

Why Analysts Often Make Wrong Estimates About the Demand for Industrial Space.By Joseph S Rabianski. Vol. 27, No.1 (Spring 1997), p. 68.

MORTGAGES (See FINANCING AND MORTGAGES)

PARTNERSHIPS AND JOINT VENTURES

Structuring a Landowner/Developer Joint Venture Agreement. By Jon B. Freedman. Vol. 26, No. 2 (Summer 1996), p. 55.

PENSION FUNDS

Complying With ERISA: A Primer for Pension Plan Trustees. By Stanley L. Iezman. Vol. 27, No. 1 (Spring 1997), p. 18.

Defined Contribution Plans:Can The Real Estate Industry Tap This Growing Pool of Capital? By Robert L. Johnson, Jr. and Peter R. Shepard. Vol. 27, No.1 (Spring 1997), p. 6.

Real Estate Capital Markets in the 1990s (Edited proceedings of the 30th Annual Real Estate Capital Markets Conference, sponsored by the Real Estate Institute of New York University, June 12, 1997. Vol. 27, No. 4 (Winter 1998), p. 7.

PORTFOLIOS AND PORTFOLIO THEORY

Asset Allocation Considerations for Timberland Investing. By Jon P. Caulfield. Vol. 27, No. 4 (Winter 1998), p. 48.

REIT Stocks Do Not Diversify Stock Portfolios: An Update. By Mike Paladino and Herbert Mayo. Vol. 27, No. 4 (Winter 1998), p. 39.

REAL ESTATE LAW

Lawyers Doing Battle. By Emanuel B. Halper. Vol. 27, No.4 (Winter 1998), p. 62.

Magic Words. By Emanuel B. Halper. Vol. 27, No.2 (Summer 1997), p. 86.

The New Lender Liability Rules for Underground Storage Tanks. By Lawrence P. Schnapf. Vol. 26, No. 1 (Spring 1996), p. 80.

Survival Guide for Real Estate Lawyers. By Emanuel B. Halper. Vol. 27, No.1 (Spring 1997), p. 88.

The Use and Abuse of The Term "Air Rights." By Sam W. Galowitz. Vol. 26, No. 1 (Spring 1996), p. 58.

REAL ESTATE SECURITIES (See CAPITAL MARKETS)

REITS AND REMICS (See CAPITAL MARKETS)

RESIDENTIAL PROPERTY AND HOUSING

Home Mortgage Marketing: Selling the Same Product for Different Prices. By Kenneth Rhoda and Joshua Buch. Vol. 27, No. 3 (Fall 1997), p. 64.

Seller-Paid Points: A Neglected Marketing Technique. By Bruce M. Bird, James H. Burton and Steven M. Platau. Vol. 26, No. 3 (Fall 1996), p. 73.

The Dispute Over Residential Short Sales. By Robert Vincent and Nathan Oestreich. Vol. 27, No. 3 (Fall 1997), p. 70.

The Full Cost of a Home Mortgage Loan Revisited. By Joshua Buch. Vol. 26, No. 3 (Fall 1996), p. 76.

The Growing Variety of Alternative Home Mortgage Options. By Roger P. Sindt and Donald A. Nielsen. Vol. 27, No. 3 (Fall 1997), p. 58.

The Rehabilitation Tax Credit: A Neglected Tax Relief. By Bruce M. Bird and Joel B. Haynes. Vol. 27, No. 3 (Fall 1997), p. 73.

Underwriting Residential Properties Today: A Primer. By Richard T. Garrigan and Rosemary C. Kehr. Vol. 27, No.2 (Summer 1997), p. 72.

SHOPPING CENTERS

Elements of Retail Marketing Research. By Joseph S. Rabianski.Vol. 27, No. 4 (Winter 1998), p. 52.

Factory Outlet Centers:Implications For Development and Investment. By Roger Mann. Vol. 26, No. 1 (Spring 1996), p. 22.

Multiplex Theater Leases in Shopping or Entertainment Centers. By Glenn D. Blumenfeld. Vol. 26, No. 2 (Summer 1996), p. 48.

Prorating Real Estate Taxes at Closing of Sale of Shopping Center Property. Dan F. Nicol and D. Albert Daspin. Vol. 27, No.2 (Summer 1997), p. 62.

The Shopping Center Percentage Lease: Part 1 - Use and Related Clauses. By Mitchell V. Herman. Vol. 27, No.1 (Spring 1997), p. 48.

The Shopping Center Percentage Lease:Part 2. By Mitchell Y. Herman. Vol. 27, No.2 (Summer 1997), p. 58.

The Shopping Center Percentage Lease:Part 3. By Mitchell Y. Herman. Vol. 27, No.3 (Fall 1997), p. 25.

Use and Exclusive Clauses in Banking Institution Leases. By Emanuel B. Halper.Vol. 26, No. 4 (Winter 1997), p. 26 .

Use and Exclusive Clauses in Gasoline Station Leases. By Emanuel B. Halper. Vol. 26, No. 1 (Spring 1996) p. 48.

Use and Exclusive Clauses in Variety Store Leases. By Emanuel B. Halper. Vol. 27, No.1 (Spring 1997), p. 41.

TAX ISSUES AND REGULATIONS

Abandonned Leasehold Improvements. By Edward I. Foster.Vol. 27, No.1 (Spring 1997), p. 90.

Flat Taxes, Progressive Taxes, and Other National Fables. By Edward I. Foster. Vol. 26, No. 2 (Summer 1996), p. 82.

Modifying The Passive Activity Rules For Real Estate Professionals. By Robert M. Klein. Vol. 26, No. 1 (Spring 1996), p. 84.

Prorating Real Estate Taxes at Closing of Sale of Shopping Center Property. Dan F. Nicol and D. Albert Daspin. Vol. 27, No.2 (Summer 1997), p. 62.

Resolving Real Estate Tax Certiorari Disputes By Arbitration. By Stephen C. Miller. Vol. 26, No. 3 (Fall 1996), p. 39.

Secret Liens. By Edward I. Foster. Vol. 27, No. 3 (Fall 1997), p. 85.

Selecting The Replacement Property in a Deferred Exchange. By Robert L. Bachner. Vol. 26, No. 3 (Fall 1996), p. 56.

Tax Deductions For Victims of Real Estate Theft and Fraud. By Mark A. Segal. Vol. 26, No. 3 (Fall 1996), p. 52.

Tax Rules Punish Victims of Mortgage Foreclosures. By Robert Vincent and Nathan Oestreich.Vol. 27, No.2 (Summer 1997), p. 67.

The Dispute Over Residential Short Sales. By Robert Vincent and Nathan Oestreich. Vol. 27, No. 3 (Fall 1997), p. 70.

The Flat Tax and Real Estate Values: Renewing the Debate. By James A. Fellows and Harinder Singh. Vol. 27, No. 3 (Fall 1997), p. 39.

The Jeopardized Deductibility of Lessee's Lease Termination Payment. By Edward I. Foster. Vol. 26, No. 3 (Fall 1996), p. 88.

The Meek Information Return, with Two Bites. By Edward I. Foster. Vol. 26, No. 4 (Winter 1997), p. 84.

The Rehabilitation Tax Credit: A Neglected Tax Relief. By Bruce M. Bird and Joel B. Haynes. Vol. 27, No. 3 (Fall 1997), p. 73.

The UPREIT: Solving the Tax Problem of Owners of Depreciated Property. By Phillip S. Scherrer. Vol. 25, No. 4 (Winter 1996) , p 24.

ALPHABETICAL INDEX TO AUTHORS

A

Adendorff, M.J. Increasing Corporate Value Through Strategic Real Estate Management. Vol. 26, No. 3 (Fall 1996), p. 69.

Angell, Robert J. Analyzing Collateralized Mortgage Obligations as Investment Opportunities. Vol. 26, No. 2 (Summer 1996), p. 20.

Arnold, Alvin. Financing by the Pineapple Technique:A Hypothetical Example. Vol. 26, No. 2 (Summer 1996), p. 32.

Arsan, Noyan. A Mortgage is Almost Always Preferable to Paying Cash.Vol. 27, No. 2 (Summer 1997), p. 20

B

Bachner, Robert L. Selecting the Replacement Property in a Deferred Exchange. Vol. 26, No. 3 (Fall 1996), p. 56.

Balogh, Colin. Investing in Foreign Real Estate:A Primer. Vol. 27, No. 1 (Spring 1997), p. 73.

Bayou, Mohamed E. Agreed-Upon Procedures:New Standards Applied to Developers' and Lenders' Specifications. Vol. 27, No. 1 (Spring 1997), p. 81.

—Hotel Asset Management:A Valued Function With a Problematic Future. Vol. 25, No. 4 (Winter 1996), p. 42.

Berg, Peggy. Extended Stay Lodging - A New High Return Product. Vol. 27, No.1 (Spring 1997), p. 26.

Bird, Bruce M. A Mortgage is Always Preferable to Paying Cash.Vol. 27, No.2 (Summer 1997), p. 20.

—Doubling Your Pleasure:Combing Deferred Like-Kind Exchanges With Installment Sales. Vol. 26, No. 1 (Spring 1996), p. 69.

—Seller-Paid Points: A Neglected Marketing Technique. Vol. 26, No. 3 (Fall 1996), p. 73.

—The Rehabilitation Tax Credit: A Neglected Tax Relief.Vol. 27, No. 3 (Fall 1997), p. 73.

Black, Roy T. Why Analysts Often Make Wrong Estimates About the Demand for Industrial Space.Vol. 27, No.1 (Spring 1997), p. 68.

Blumenfeld, Glenn D.Dealing With Approval Contingencies in Agreements of Sale. Vol. 27, No. 2 (Summer 1997), p. 25.

—Multiplex Theater Leases in Shopping or Entertainment Centers. Vol. 26, No. 2 (Summer 1996), p. 48.

Borsuk, Mark. Real Estate Tax Policy For The Information Age. Vol. 25, No. 4 (Winter 1996), p. 73.

Boyce, Timothy. Recent Developments in Credit Tenant Loans. Vol. 26, No. 4 (Winter 1997), p. 5.

Brooks, Peter S. Resolution of Renewal Rentals in Land Leases. Vol. 26, No. 3 (Fall 1996), p. 32.

Bruno, Carl. Developing Teams That Attract and Retain Corporate Clients. Vol. 26, No. 2 (Summer 1996), p. 88.

—REIT Executive Compensation Accelerates.Vol. 27, No. 2 (Summer 1997), p. 91.

—Separation Packages, Golden Parachutes, and Other Emotional Issues. Vol. 26, No. 3 (Fall 1996), p. 92.

—Utilizing Reward Programs to Gain a Competitive Advantage. Vol. 25, No. 4 (Winter 1996), p. 91.

Buch, Joshua. Home Mortgage Marketing:Selling the Same Product for Different Prices. Vol. 27, No. 3 (Fall 1997), p. 64.

— The Full Cost of a Home Mortgage Loan Revisited. Vol. 26, No. 3 (Fall 1996), p. 76.

Burch, King. The Internal Contradictions of Hotel REITs.Vol. 27, No. 3 (Fall 1997), p. 10.

— Curing The Internal Contradictions of Hotel REITs.Vol. 27, No. 4 (Winter 1998), p.

Burton, James H. Seller-Paid Points: A Neglected Marketing Technique. Vol. 26, No. 3 (Fall 1996), p. 73.

C

Campos,Darrell. Attributes of Tomorrow's Warehouse Structures. Vol. 27, No. 3 (Fall 1997), p. 51.

Caulfield, Jon P. Asset Allocation Considerations for Timberland Investing. Vol. 27, No. 4 (Winter 1998), p. 46.

Christensen, Marvin F. Attributes of Tomorrow's Warehouse Structures. Vol. 27, No. 3 (Fall 1997), p. 51.

Clay, Gerald S. Mediation of Disputes in the Real Estate and Construction Industries. Vol. 27, No. 3 (Fall 1997), p. 48.

Cline, Leonard A. Life Cycle of a Net-Leased Property. Vol. 27, No. 3 (Fall 1997), p. 34.

Cohen, Jerome M. Resolution of Commercial Lease Disputes: Part I. Vol. 26, No. 3 (Fall 1996), p. 14.

— Resolution of Commercial Lease Disputes: Part II. Vol. 26, No. 4 (Winter 1997), p. 54.

Corcoran, Patrick J. The Outlook for Hospitality Investments.Vol. 26, No. 2 (Summer 1996), p. 14.

Corgel, John B. The Lodging Property Index. Vol. 27, No.2 (Summer 1997), p. 35.

Cymrot, Allen. Income Sources for Real Estate Owners.Vol. 27, No.2 (Summer 1997), p. 82.

—The Impact on US Real Estate of the Change in Employer/Employee Relationships. Vol. 26, No. 3 (Fall 1996), p. 84.

—The Pricing of Equity REIT Stocks. Vol. 26, No. 4 (Winter 1997), p. 81.

—Where Are All the New Real Estate Millionaires? Vol. 27, No.1 (Spring 1997), p. 86.

D

Daspin, D. Albert. Prorating Real Estate Taxes at Closing of Sale of Shopping Center Property. Vol. 27, No. 2 (Summer 1997), p. 62.

deRoos, Jan A. The Lodging Property Index. Vol. 27, No.2 (Summer 1997), p. 35.

Diaz, Julian. Estimating the GLA of Potential Rental Competition. Vol. 25, No. 4 (Winter 1996), p. 84.

F

Farragher, Edward J. How Pension Funds Make Real Estate Investment Decisions. Vol. 25, No. 4 (Winter 1996), p. 17.

—The Problem With Commercial Property Appraisals Today. Vol. 25, No. 4 (Winter 1996), p. 33.

Fellows, James A. The Flat Tax and Real Estate Values: Renewing the Debate. Vol. 27, No. 3 (Fall 1997), p. 39.

Foster, Edward I. Abandoned Leasehold Improvements.Vol. 27, No.1 (Spring 1997), p. 90.

—Flat Taxes, Progressive Taxes, and Other National Fables. Vol. 26, No. 2 (Summer 1996), p. 82.

—Scared Enough? How Overt or Imminent Must the Threat of Condemnation Be? Vol. 27, No. 2 (Summer 1997), p. 88.

—Secret Liens. Vol. 27, No. 3 (Fall 1997), p. 85.

—The Jeopardized Deductibility of Lessee's Lease Termination Payment. Vol. 26, No. 3 (Fall 1996), p. 88.

—The Meek Information Return, with Two Bites.Vol. 26, No. 4 (Winter 1997), p. 84.

—The Tax Court and The Capitalization of Land Development Expenses. Vol. 26, No. 1 (Spring 1996), p. 95.

Freedman, David H. Old McDonald Exchanges The Farm. Vol. 25, No. 4 (Winter 1996), p. 70.

Furman, David J. Financial and Legal Complexities of Credit Based Lending to Real Estate Entities with Multiple Assets. Vol. 26, No. 4 (Winter 1997), p. 20.

G

Galowitz, Sam. The Use and Abuse of the Term "Air Rights." Vol. 26, No. 1 (Spring 1996), p. 58.

Garrigan, Richard T. Underwriting Residential Properties Today:A Primer.Vol. 27, No.2 (Summer 1997), p. 72.

Goodman, Steven E. Seven REIT Acquisition Targets. Vol. 26, No. 1 (Spring 1996), p. 11.

H

Hagan, Robert K. Checking Into The Inn:Issues in Hotel Acquisitions. Vol. 26, No. 1 (Spring 1996), p. 29.

Halper, Emanuel B. A Creative Solution to Economic Problems.Vol. 26, No. 3 (Fall 1996), p. 80.

—Catalog Store Use and Exclusive Clauses: Part 1. Vol. 27, No.2 (Summer 1997), p. 45.

—Catalog Store Use and Exclusive Clauses: Part 2. Vol. 27, No.3 (Fall 1997), p. 29.

—Lawyers Doing Battle. Vol. 27, No. 4 (Winter 1998), p.

—Magic Words. Vol. 27, No.2 (Summer 1997), p. 86.

—Survival Guide for Real Estate Lawyers. Vol. 27, No.1 (Spring 1997), p. 88.

—Use and Exclusive Clauses in Banking Institution Leases. Vol. 26, No. 4 (Winter 1997), p. 26.

—Use and Exclusive Clauses in Gasoline Station Leases. Vol. 26, No. 1 (Spring 1996), p. 43.

—Use and Exclusive Clauses in Home Improvement Center Leases. Vol. 27, No. 4 (Winter 1998), p.

—Use and Exclusive Clauses in Variety Store Leases. Vol. 27, No.1 (Spring 1997), p. 41.

—Use and Exclusive Clause Problems of the TBAs.Vol. 26, No. 2 (Summer 1996), p. 43.

Handorf, William C. Commercial Real Estate Lending:From Ratios to the Option-Pricing Model. Vol. 27, No.2 (Summer 1997), p. 12.

—Revised Accounting Standards For Valuing Mortgage Loan Workouts. Vol. 26, No. 1 (Spring 1996), p. 76.

Hardin, William G. III. New Approaches to the Analysis of Development Cash Flow.Vol. 27, No.1 (Spring 1997), p. 61.

Haynes, Joel B. Doubling Your Pleasure:Combing Deferred Like-Kind Exchanges With Installment Sales. Vol. 26, No. 1 (Spring 1996), p. 69.

———The Rehabilitation Tax Credit: A Neglected Tax Relief.Vol. 27, No. 3 (Fall 1997), p. 73.

Herman, Mitchell. The Shopping Center Percentage Lease: Part I - Use and Related Clauses. Vol. 27, No.1 (Spring 1997), p. 48.

—The Shopping Center Percentage Lease: Part 2 Vol. 27, No.2 (Summer 1997), p. 58.

— The Tenant/Developer. Vol.26, No. 2 (Spring 1996), p. 36.

Hew, Ted. Using "Average Occupancy" To Compute Landlord's Cost Recovery. Vol. 27, No.2 (Summer 1997), p. 78.

Hill, Shelley. Compensation Trends Among Investment Advisors. Vol. 27, No.1 (Spring 1997), p. 93.

Hoenig, James K. Mediation of Disputes in the Real Estate and Construction Industries. Vol. 27, No. 3 (Fall 1997), p. 48.

I

Iezman,Stanley L. Complying With ERISA:A Primer for Pension Plan Trustees. Vol. 27, No. 1 (Spring 1997), p. 18.

Isaacs, Charles S. Structuring a "Win-Win" Lease. Vol. 27, No.3 (Fall 1997), p. 19.

J

Jackson, Thomas O. Investing in Contaminated Real Estate. Vol. 26, No. 4 (Winter 1997), p. 38.

Johnson, Robert L. Defined Contribution Plans:Can The Real Estate Industry Tap This Growing Pool of Capital? Vol. 27, No.1 (Spring 1997), p. 6.

K

Kehr, Rosemary C. Underwriting Residential Properties Today:A Primer.Vol. 27, No.2 (Summer 1997), p. 72.

Klein, Robert M. Modifying the Passive Activity Rules For Real Estate Professionals. Vol. 26, No. 1 (Spring 1996), p. 84.

L

Lehnen, Loren. Developing Teams That Attract and Retain Corporate Clients. Vol. 26, No. 2 (Summer 1996), p. 88.

Levine, Janice E. Resolving Retail Lease and Related Disputesd: Part I. Vol. 26, No. 3 (Fall 1996), p. 24.

—Resolving Retail Lease and Related Disputesd: Part II. Vol. 26, No. 4 (Winter 1997), p. 73.

Levy, Andrew H. Financial and Legal Complexities of Credit Based Lending to Real Estate Entities with Multiple Assets. Vol. 26, No. 4 (Winter 1997), p. 20.

Levy, Gerald M. Dispute Resolution Under the Arbitration Rules for the Real Estate Industry (Including a Mediation Alternative) Vol. 26, No. 4 (Winter 1997), p. 46.

— Issues and Solutions in Real Estate Appraisal, Arbitration, and Mediation Proceedings. Vol. 26, No. 3 (Fall 1996), p. 5.

M

Madden, Peter H. Seven REIT Acquisition Targets. Vol. 26, No. 1 (Spring 1996), p. 11.

Mann, Roger. Factory Outlet Centers:Implications For Development and Investment. Vol. 26, No. 1 (Spring 1996), p. 22.

Mathison, Timothy J. Investment Strategies For REIT Investors. Vol. 26, No. 1 (Spring 1996), p. 5.

—Net Leases as Real Estate Investments. Vol. 27, No. 2 (Summer 1997), p. 51.

—The Internationalization of Real Estate Investment Trusts.Vol. 26, No. 2 (Summer 1996), p. 28.

Mayo, Herbert. REIT Stocks Do Not Diversify Stock Portfolios: An Update. Vol. 27, No. 4 (Winter 1998), p. 39.

McIntosh, Willard. Understanding Equity Real Estate.Vol. 25, No. 4 (Winter 1996), p. 4.

Medzigian, Michael G. What Makes A Great Hotel Property? Vol. 26, No. 3 (Fall 1996), p. 45.

Miller, Stephen C. Resolving Real Estate Tax Certiorari Disputes By Arbitration. Vol. 26, No. 3 (Fall 1996), p. 39.

Mitchell, Patricia A. A Proper Balance Between Long-Term and Short-Term Incentives. Vol. 26, No. 1 (Spring 1996), p. 100.

—Comparing and Valuing Long-Term Executive Incentives. Vol. 27, No. 3 (Fall 1997), p. 88.

—Compensation Trends Among Investment Advisors. Vol. 27, No.1 (Spring 1997), p. 93.

—Value Creation: A Key to Maximizing Compensation. Vol. 26, No.4 (Winter 1997), p. 88.

Moerdler, Jeffrey A. Leasing or Licensing Rooftop and Other Space and Wiring Buildings for Telecommunications Uses. Vol. 27, No.4 (Winter 1998), p. 56.

N

Netter, Edith M. Mediating Land Use Disputes:Part I. Vol. 26, No. 4 (Winter 1997), p. 68.

—Mediating Land Use Disputes:Part II. Vol. 27, No.1 (Spring 1997), p. 54.

Newman, Jeffrey H. Exit Strategies. Vol. 26, No. 1 (Spring 1996), p. 35.

—Negotiation Strategy:Theories and Approaches.Vol. 26, No. 2 (Summer 1996), p. 61.

Nichol, Dan F. Prorating Real Estate Taxes at Closing of Sale of Shopping Center Property. Vol. 27, No. 2 (Summer 1997), p. 62.

Nielsen, Donald A. The Growing Variety of Home Mortgage Options.Vol. 27, No. 3 (Fall 1997), p. 58.

Nkado, Raymond N. Increasing Corporate Value Through Strategic Real Estate Management. Vol. 26, No. 3 (Fall 1996), p. 69.

O

Oestreich, Nathan. Tax Rules Punish Victims of Mortgage Foreclosures. Vol. 27, No. 2 (Summer 1997), p. 67.

—The Dispute Over Residential Short Sales. Vol. 27, No.3 (Fall 1997), p. 70.

P

Paladino, Mike. REIT Stocks Do Not Diversify Stock Portfolios: An Update. Vol. 27, No. 4 (Winter 1998), p. 39.

Paolone, Anthony. The Effect of REIT Mergers on REIT Stock Prices. Vol. 27, No.1 (Spring 1997), p. 34.

Pinover, Eugene A. Resolving Retail Lease and Related Disputesd: Part I. Vol. 26, No. 3 (Fall 1996), p. 24.

—Resolving Retail Lease and Related Disputes: Part II. Vol. 26, No. 4 (Winter 1997), p. 73.

Platau, Steven M. Seller-Paid Points: A Neglected Marketing Technique. Vol. 26, No. 3 (Fall 1996), p. 73.

Poindexter, Eugene.A Mortgage is Always Preferable to Paying Cash.Vol. 27, No.2 (Summer 1997), p. 20.

R

Rabianski, Joseph S. Why Analysts Often Make Wrong Estimates About the Demand for Industrial Space.Vol. 27, No.1 (Spring 1997), p. 68.

—Elements of Retail Marketing Research. Vol. 27, No. 4 (Winter 1998), p.

Reinstein, Alan. Agreed-Upon Procedures:New Standards Applied to Developers' and Lenders' Specifications. Vol. 27, No. 1 (Spring 1997), p. 81.

Rhoda, Kenneth. Home Mortgage Marketing:Selling the Same Product for Different Prices.Vol. 27, No. 3 (Fall 1997), p. 64.

Rivard, Richard J. An Environmental Cleanup Program That Worked Too Well. Vol. 26, No. 1 (Spring 1996), p. 86.

Ross, Stan. The Privatization Trend: Opportunities For Real Estate Investors and Developers. Vol. 26, No. 1 (Spring 1996), p. 52.

Roulac, Stephen E. What Makes A Great Hotel Property? Vol. 26, No. 3 (Fall 1996), p. 45.

S

Sachlis, J. Minor. Commercial Real Estate Lending:From Ratios to the Option-Pricing Model.Vol. 27, No.2 (Summer 1997), p. 12.

Scherrer, Phillip S. Investment Strategies For REIT Investors. Vol. 26, No. 1 (Spring 1996), p. 5.

—Net Leases as Real Estate Investments. Vol. 27, No. 2 (Summer 1997), p. 51.

—The Internationalization of Real Estate Investment Trusts.Vol. 26, No. 2 (Summer 1996), p. 28.

Schnapf, Lawrence P. The New Lender Liability Rules For Underground Storage Tanks. Vol. 26, No. 1 (Spring 1996), p. 80.

Schoetz, Robert F. Rent Regulation Slowly Fades Away. Vol. 26, No. 1 (Spring 1996), p. 90.

Segal, Mark A. Tax Deductions for Victims of Real Estate Theft and Fraud. Vol. 26, No. 3 (Fall 1996), p. 52.

Shepard, Peter R. Defined Contribution Plans:Can The Real Estate Industry Tap This Growing Pool of Capital? Vol. 27, No.1 (Spring 1997), p. 6.

Sindt, Roger P. The Growing Variety of Home Mortgage Options.Vol. 27, No. 3 (Fall 1997), p. 58.

Singh, Harinder. The Flat Tax and Real Estate Values: Renewing the Debate. Vol. 27, No. 3 (Fall 1997), p. 39.

Skinner, Mark. Extended Stay Lodging - A New High Return Product. Vol. 27, No.1 (Spring 1997), p. 26.

Sowden, Webb. The Impact of Real Estate Investment Manager Mergers.Vol. 26, No. 2 (Summer 1996), p. 7.

Stein, Joshua. Hotel Loans: Underwriting, Structuring, and Lenders' Due Diligence. Vol. 26, No. 4 (Winter 1997), p. 32.

—Nonrecourse Carveouts:How Far is Far Enough? Vol. 27, No. 2 (Summer 1997), p. 3.

—Subordinate Mortgage Financing: The Perils of the Senior Lender. Vol. 27, No. 3 (Fall 1997), p. 3.

Sultan, Jahangir. Investing in Foreign Real Estate:A Primer. Vol. 27, No. 1 (Spring 1997), p. 73.

T

Tanju, M(urat) N(eset).Losses From Derivatives Can Be Linked To Bad Accounting. Vol. 26, No. 3 (Fall 1996), p. 61.

Taylor, Louis W. The Effect of REIT Mergers on REIT Stock Prices. Vol. 27, No.1 (Spring 1997), p. 34.

Taylor, R. Steven. The Internal Contradictions of Hotel REITs.Vol. 27, No. 3 (Fall 1997), p. 10.

— Curing The Internal Conflicts of Hotel REITs. Vol. 27, No. 4 (Winter 1998), p.

U

Uehlinger, John P. Building Owners Beware: Installing Artwork Can Be Risky. Vol. 27, No. 4 (Winter 1998), p.

Ulene, Douglas. Resolving Retail Lease and Related Disputesd: Part I. Vol. 26, No. 3 (Fall 1996), p. 24.

—Resolving Retail Lease and Related Disputesd: Part II. Vol. 26, No. 4 (Winter 1997), p. 73.

V

Vincent, Robert. Tax Rules Punish Victims of Mortgage Foreclosures. Vol. 27, No. 2 (Summer 1997), p. 67.

—The Dispute Over Residential Short Sales. Vol. 27, No.3 (Fall 1997), p. 70.

Volcker, Paul A. Unrealistic Expectations May End the Remarkable Recovery. Vol. 27, No. 4 (Winter 1998), p.

W

Warren, Charles B. Markets On The Edge. Vol. 27, No. 4 (Winter 1998), p.

—Some Perspectives on Highest and Best Use. Vol. 26, No. 4 (Winter 1997), p. 92.

—Three Approaches To Leasehold Valuation. Vol. 25, No. 4 (Winter 1996), p. 100.

—Value of Environmentally Sensitive Land. Vol. 27, No. 3 (Fall 1997), p. 81.

—Valuing The Property of Non-Real Estate Companies.Vol. 26, No. 2 (Summer 1996), p. 93.

Weinberg, Norman. General Ludd's New Recruits [Editorial].Vol. 26, No. 2 (Summer 1996), p. 3.

—Planning For The Last Five Years Of The Twentieth Century [Editorial] Vol. 26, No. 1 (Spring 1996), p. 3.

—Saving the Nation May Imperil Escalator Clauses. [Editorial].Vol. 27, No.1 (Spring 1997), p. 3.

—The Changing Wisdom About Real Estate Investment Strategy [Editorial]. Vol. 26, No. 4 (Winter 1997), p. 3.

—The Difficult Problem of Productivity [Editorial]. Vol. 26, No. 3 (Fall 1996), p. 3. .

—The Two Faces of the Real Estate Capital Market [Editorial]. Vol. 27, No. 4 (Winter 1998), p.

—When Will the Next Downturn Start?[Editorial].Vol.27, No.3 (Fall 1997), p. 79.

Winger, Alan R. A Layman's Approach to Risk Analysis. Vol. 25, No. 4 (Winter 1996), p. 79.

—Don't Sell Real Estate Short.Vol. 26, No. 3 (Fall 1996), p. 66.

—Local Real Estate Demand in a Globalizing World. Vol. 27, No. 3 (Fall 1997), p. 76. .

Wisener, Bill. Attributes of Tomorrow's Warehouse Structures. Vol. 27, No. 3 (Fall 1997), p. 51.

Wolverton, Marvin L. Improved Hotel Market Forecasts. Vol. 27, No.2 (Summer 1997), p. 39.

Y

Young, Michael S. The Impact of Real Estate Investment Manager Mergers.Vol. 26, No. 2 (Summer 1996), p. 7.

—Understanding Equity Real Estate.Vol. 25, No. 4 (Winter 1996), p. 4.